

Issue Date: 9/11

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESTRICTED SALE INFORMATION

Address: E/S of Cider Mill Road
Block/Lot: 21/19
Township: East Amwell County: Hunterdon
State: New Jersey

Grantor: Farm Credit East, ACA

Grantee: Down to Earth Farms, LLC

Deed Date: 3/30/11 Book: 2267 Page: 570
Sale Price: \$420,000 Per Acre: \$8,404 /Acre

Total Acres: 49.975

Site Improvements: none

Residential Opportunity: one 1.8 acre non-severable exception

Building Improvements: none

Restrictions: Agricultural Easement

Expected Future Use: Agriculture

Remarks: Soils are 61.87% prime, 39.81% statewide importance. 75% of the property is tillable. Property was taken back at a sheriff's sale 6/16/10 by Farm Credit East. Property was not exposed to the general market, but Farm Credit East determined that the \$420,000 price was at current market value. \$357,000 mortgage at market rate. Prior sale (restricted) was Bagoon to Anderson, 1/13/06 for \$550,000. Prior sale (also restricted) Hill to Bagoon on 8/16/01 for \$260,000.

Verification: John Cooper, appraiser, Farm Credit East. Paul Burns SADC

INFORMATION BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED.